

£1,100 Per Calendar Month

Western Parade, Southsea PO5 3JG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ OVER LOOKING SOLENT
- ❖ FULLY FURNISHED
- ❖ RE DECORATED THROUGHOUT
- ❖ OPEN PLAN KITCHEN/ LIVING ROOM
- ❖ WATER & GAS CENTRAL HEATING
- ❖ BILLS INCLUDED
- ❖ AVAILABLE NOW
- ❖ BRIGHT & AIRY
- ❖ SHORT WALK FROM PALMERSTON ROAD
- VIEW NOW

### **\*\*TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA\*\***

New to the market is this two bedroom apartment located in a desirable location on Western Parade, Southsea, a stones throw away from Southsea Common and Southsea Seafront.

This apartment is located on the top floor and offers two double bedrooms, fully equipped with furnishings including double beds, wardrobes and drawers. The apartment has recently been

redecorated throughout and is ready to move into. There is an open plan living/ kitchen/ dining area equipped with white goods, table and chairs and sofa.

The rent includes gas central heating and water bills, tenants must pay their own electricity, council tax etc. You can add on SUPER FAST Virgin Media Wifi for an additional 25.00 per calendar month.

Ready to move into NOW!

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## Right to Rent

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

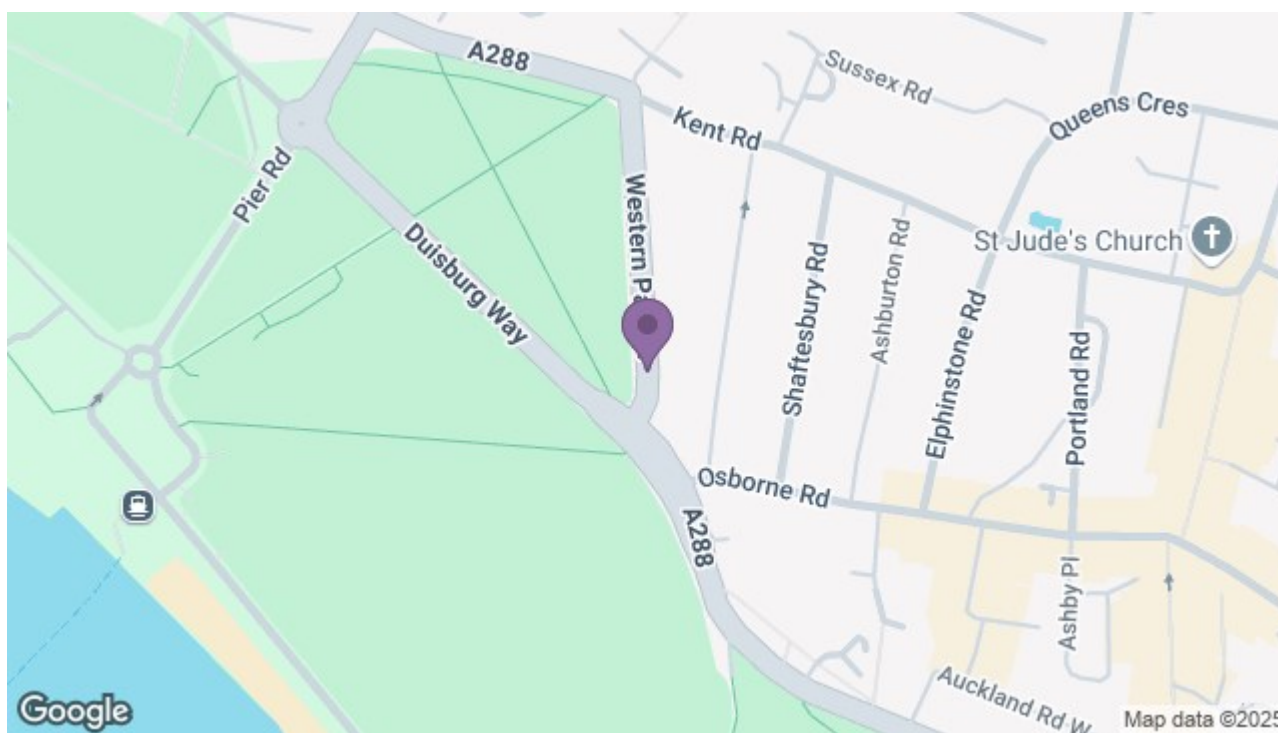
## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

